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**SHELTER ASSOCIATION OF WASHTENAW COUNTY**

Financial Statements  
as of and for the years ended  
June 30, 2024 and 2023,  
and Independent Auditors' Report

**WSR**

Certified Public Accountants

Accounting, Tax, Attest, Advisory.

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**SHELTER ASSOCIATION OF WASHTENAW COUNTY**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of  
Shelter Association of Washtenaw County

### Report on the Financial Statements

We have audited the accompanying financial statements of Shelter Association of Washtenaw County (a nonprofit organization), which comprise the statements of financial position as of June 30, 2024 and 2023, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Shelter Association of Washtenaw County as of June 30, 2024 and 2023, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Shelter Association of Washtenaw County and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Shelter Association of Washtenaw County's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Shelter Association of Washtenaw County's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Shelter Association of Washtenaw County's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Respectfully,

*WSR Certified Public Accountants, P.C.*

WSR Certified Public Accountants, P.C.

April 8, 2025  
Ann Arbor, Michigan

Shelter Association of Washtenaw County  
**STATEMENTS OF FINANCIAL POSITION**  
**JUNE 30,**

	<u>2024</u>	<u>2023</u>
<b>ASSETS</b>		
Current assets		
Cash and cash equivalents	\$ 1,277,295	\$ 1,469,776
Short term investments	1,775,912	1,767,014
Grants and other receivables	950,765	295,281
Investments (Notes C and N)	2,221,191	1,888,664
Prepaid expenses	<u>19,171</u>	<u>20,191</u>
Total current assets	<u>6,244,334</u>	<u>5,440,926</u>
Endowment fund (Note N)	1,027,238	1,027,238
Property and equipment, net (Note D)	<u>34,794</u>	<u>27,724</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 7,306,366</u></u>	<u><u>\$ 6,495,888</u></u>
<b>LIABILITIES</b>		
Current liabilities		
Accounts payable and accrued expenses	\$ 115,081	\$ 35,397
Accrued payroll and withholdings	159,570	91,160
Refundable advances (Note Q)	<u>-</u>	<u>285,331</u>
Total current liabilities	<u>274,651</u>	<u>411,888</u>
<b>TOTAL LIABILITIES</b>	<u>274,651</u>	<u>411,888</u>
<b>NET ASSETS</b>		
Without donor restrictions		
Undesignated	5,675,290	4,721,904
Board designated (Note K)	<u>250,000</u>	<u>250,000</u>
Total net assets without donor restrictions	5,925,290	4,971,904
With donor restrictions (Note J)	<u>1,106,425</u>	<u>1,112,096</u>
<b>TOTAL NET ASSETS</b>	<u>7,031,715</u>	<u>6,084,000</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u><u>\$ 7,306,366</u></u>	<u><u>\$ 6,495,888</u></u>

**SHELTER ASSOCIATION OF WASHTENAW COUNTY  
STATEMENTS OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30,**

	Without Donor Restrictions	With Donor Restrictions	Total 2024
<b>REVENUE AND SUPPORT</b>			
Contributions	\$ 2,364,582	\$ -	\$ 2,364,582
In-kind donations	65,914	-	65,914
Grants (Note E)	1,973,550	-	1,973,550
Special events, net (Note F)	194,768	-	194,768
Investment income (loss) (Note C)	418,058	-	418,058
Miscellaneous income	14,288	-	14,288
	<u>5,031,160</u>	<u>-</u>	<u>5,031,160</u>
Net assets released from restrictions	5,671	(5,671)	-
	<u>5,036,831</u>	<u>(5,671)</u>	<u>5,031,160</u>
<b>TOTAL REVENUE AND SUPPORT</b>			
	<u>5,036,831</u>	<u>(5,671)</u>	<u>5,031,160</u>
<b>EXPENSES</b>			
Program services	3,331,156	-	3,331,156
Management and general	305,819	-	305,819
Fundraising	446,470	-	446,470
	<u>4,083,445</u>	<u>-</u>	<u>4,083,445</u>
<b>TOTAL EXPENSES</b>			
	<u>4,083,445</u>	<u>-</u>	<u>4,083,445</u>
<b>INCREASE (DECREASE) IN NET ASSETS</b>	953,386	(5,671)	947,715
NET ASSETS AT BEGINNING OF YEAR	<u>4,971,904</u>	<u>1,112,096</u>	<u>6,084,000</u>
<b>NET ASSETS AT END OF YEAR</b>	<u>\$ 5,925,290</u>	<u>\$ 1,106,425</u>	<u>\$ 7,031,715</u>

**SHELTER ASSOCIATION OF WASHTENAW COUNTY  
STATEMENTS OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30,**

	Without Donor Restrictions	With Donor Restrictions	Total 2023
<b>REVENUE AND SUPPORT</b>			
Contributions	\$ 1,839,796	\$ -	\$ 1,839,796
In-kind donations	40,782	-	40,782
Grants (Note E)	1,870,824	-	1,870,824
Special events, net (Note F)	194,450	-	194,450
Investment income (loss) (Note C)	296,185	-	296,185
Miscellaneous income	14,961	-	14,961
	4,256,998	-	4,256,998
Net assets released from restrictions	16,142	(16,142)	-
TOTAL REVENUE AND SUPPORT	4,273,140	(16,142)	4,256,998
<b>EXPENSES</b>			
Program services	2,948,447	-	2,948,447
Management and general	280,160	-	280,160
Fundraising	320,130	-	320,130
	3,548,737	-	3,548,737
TOTAL EXPENSES	3,548,737	-	3,548,737
<b>INCREASE IN NET ASSETS</b>	724,403	(16,142)	708,261
NET ASSETS AT BEGINNING OF YEAR	4,247,501	1,128,238	5,375,739
<b>NET ASSETS AT END OF YEAR</b>	\$ 4,971,904	\$ 1,112,096	\$ 6,084,000

**SHELTER ASSOCIATION OF WASHTENAW COUNTY  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED JUNE 30,**

	2024	2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Increase in net assets	\$ 947,715	\$ 708,261
Adjustments to reconcile increase/(decrease) in unrestricted net assets to net cash provided by operating activities:		
Depreciation	9,340	9,340
Donated securities	(32,268)	(46,388)
Donated supplies and office space	(75,203)	(40,782)
Donated supplies and office space used	75,203	40,782
Unrealized and realized gain on investments	(271,004)	(162,924)
(Increase)/decrease in assets:		
Grants and other receivables	(655,485)	210,976
Prepaid expenses	1,020	(791)
(Decrease)/increase in liabilities:		
Accounts payable and accrued expenses	79,684	(53,247)
Accrued payroll and withholdings	68,410	(40,427)
Refundable advances	(285,331)	199,011
Net cash provided by (used by) operations	(137,919)	823,811
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of investments	(2,000,269)	(2,964,887)
Proceeds from sale of investments	1,851,798	759,223
Deposit on property and equipment not yet placed in service	(16,410)	-
Net cash used by investing activities	(164,881)	(2,205,664)
<b>NET CHANGE IN CASH &amp; CASH EQUIVALENTS</b>	(302,800)	(1,381,853)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	1,746,907	3,128,760
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR (Note P)</b>	\$ 1,444,107	\$ 1,746,907



**SHELTER ASSOCIATION OF WASHTENAW COUNTY  
STATEMENTS OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED JUNE 30,**

	Program Services	Management and General	Fundraising	Total 2024
Salaries and wages	\$ 2,030,097	\$ 77,033	\$ 310,234	\$ 2,417,364
Employee benefits	208,287	11,695	40,058	260,040
Payroll taxes	155,772	7,621	23,293	186,686
<b>Total payroll expenses</b>	<b>2,394,156</b>	<b>96,349</b>	<b>373,585</b>	<b>2,864,090</b>
Specific assistance to individuals	359,212	55	-	359,267
Supplies	184,470	16,971	3,240	204,681
Contract services	206,702	32,507	2,562	241,771
Pass-through expense	34,479	-	-	34,479
Insurance	10,410	26,392	1,302	38,104
Equipment repair and maintenance	6,474	29,664	8,775	44,913
Occupancy - utilities and repairs	98,013	12,361	5,787	116,161
Postage and shipping	209	726	3,096	4,031
Printing and publications	-	1,901	89,127	91,028
Professional fees	-	20,287	-	20,287
Telephone	4,557	2,604	2,323	9,484
Travel	12,272	624	660	13,556
Bank charges	-	743	9,243	9,986
Equipment purchase/rental	8,798	28,924	520	38,242
Conferences and meetings	-	12,658	4,364	17,022
Other	2,531	22,586	-	25,117
Depreciation	8,873	467	-	9,340
<b>Total expenses</b>	<b>3,331,156</b>	<b>305,819</b>	<b>504,584</b>	<b>4,141,559</b>
Less expenses included with revenue on Statement of Activities:				
Direct expenses of special events	-	-	(58,114)	(58,114)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>(58,114)</b>	<b>(58,114)</b>
<b>Total expenses shown on the Statement of Activities</b>	<b>\$ 3,331,156</b>	<b>\$ 305,819</b>	<b>\$ 446,470</b>	<b>\$ 4,083,445</b>

**SHELTER ASSOCIATION OF WASHTENAW COUNTY  
STATEMENTS OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED JUNE 30,**

	Program Services	Management and General	Fundraising	Total 2023
Salaries and wages	\$ 1,817,033	\$ 99,322	\$ 215,791	\$ 2,132,146
Employee benefits	218,990	18,864	25,208	263,062
Payroll taxes	144,265	4,250	16,985	165,500
<b>Total payroll expenses</b>	<b>2,180,288</b>	<b>122,436</b>	<b>257,984</b>	<b>2,560,708</b>
Specific assistance to individuals	230,252	-	-	230,252
Supplies	143,521	2,757	1,719	147,997
Contract services	201,609	24,966	3,838	230,413
Pass-through expense	40,360	-	-	40,360
Insurance	17,005	21,525	2,126	40,656
Equipment repair and maintenance	7,558	20,278	5,286	33,122
Occupancy - utilities and repairs	89,276	7,017	33	96,326
Postage and shipping	210	842	3,158	4,210
Printing and publications	-	-	74,333	74,333
Professional fees	-	20,224	-	20,224
Telephone	4,524	2,263	2,263	9,050
Travel	4,164	2,560	121	6,845
Bank charges	-	1,819	8,218	10,037
Equipment purchase/rental	7,576	373	373	8,322
Conferences and meetings	946	16,716	3,191	20,853
Other	12,285	35,917	2,152	50,354
Depreciation	8,873	467	-	9,340
<b>Total expenses</b>	<b>2,948,447</b>	<b>280,160</b>	<b>364,795</b>	<b>3,593,402</b>
Less expenses included with revenue on Statement of Activities:				
Direct expenses of special events	-	-	(44,665)	(44,665)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>(44,665)</b>	<b>(44,665)</b>
<b>Total expenses shown on the Statement of Activities</b>	<b>\$ 2,948,447</b>	<b>\$ 280,160</b>	<b>\$ 320,130</b>	<b>\$ 3,548,737</b>

**NOTE A - NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES**

**Nature of Activities**

Shelter Association of Washtenaw County (the "Shelter Association") is a Michigan non-profit organization, based in Ann Arbor, Michigan, offering a variety of services and intensive case management to individuals who are experiencing homelessness. Services include immediate needs related to food, clothing, and transportation. Extended assistance related to substance abuse treatment, health care, permanent housing, and money management may also be provided. Sources of revenues are grants and contributions.

**Significant Accounting Policies**

**Basis of Presentation**

The Shelter Association reports its information regarding financial position and activities in accordance with the guidance in Financial Account Standards Board Accounting Standards Codification (FASB ASC) Topic 958 "Not-for-Profit Entities." Accordingly, it uses two classes of net assets:

Net assets without donor restrictions – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions.

Net assets with donor restrictions – Net assets subject to donor (or certain grantor) imposed restrictions. Some donor imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity.

**Basis of Accounting**

The Shelter Association prepares its financial statements on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

**Cash and Cash Equivalents**

The Shelter Association considers all highly liquid investments purchased with maturity of three months or less to be cash equivalents except for temporary investment funds considered to be part of the investment portfolio.

The Shelter Association keeps its funds at a bank in the Southeast Michigan area and in a government-insured money market fund in deposits in various banks across the country. Such deposits are generally insured up to \$250,000 per institution. The Shelter Association's deposits in excess of \$250,000 for the years ended June 30, 2024 and 2023 were \$5,996 and \$107,987, respectively. Cash and cash equivalents held in broker accounts are not insured and amounted to \$284,740 and \$341,688 at June 30, 2024 and 2023.

**Short-Term Investments**

Short-term investments represent investments in U.S. Government Treasury Bills and/or FDIC-insured certificates of deposits which mature in twelve months or less. These investments are held for short-term operating needs and are not considered part of the Shelter Association's Endowment fund.

**Investments**

Investments are stated at fair value based on quoted prices in active markets. Realized gains and losses on sales of investments represent the difference between the net sales price and the cost of securities sold. Unrealized gains and losses on investments represent the net change for the reported year in unrealized appreciation between the balance at the beginning and the end of the year. Investment fees are netted against investment income. Any donated investments received during the year are reflected as contributions at their market values at date of receipt.

***Note A – Summary of Significant Accounting Policies (continued)***

***Grants and Pledges Receivable***

The Shelter Association uses the allowance method for accounting for doubtful accounts. Management regularly reviews the collection history of its receivables balances with particular attention given to those amounts greater than 90 days old. Based on management's review all amounts are expected to be collectible. No allowance was deemed necessary as of June 30, 2024 and 2023.

***Property and Equipment***

The Shelter Association follows the practice of capitalizing all expenditures in excess of \$2,500 for property and equipment at cost; the fair value of donated fixed assets is similarly capitalized.

Furniture and equipment are stated at cost or fair market value of donated item at the date received. Major improvements are capitalized while ordinary maintenance and repairs are expensed.

Depreciation is computed using the straight-line method over the estimated useful lives of the related assets. The Shelter Association estimates the useful life of its assets between 5 and 10 years.

***Contributions***

Contributions of cash and other assets, including unconditional promises to give in the future, are reported as revenue when received, measured at fair value.

The Shelter Association may receive grants and other gifts of cash and other assets with donor restrictions that limit the use of the donated assets. For gifts of cash and other assets for which the donor stipulation is met in the same period as the contribution, the contribution is reported as contributions without donor restrictions and included as increases in net assets without donor restrictions. Other donor restricted contributions would be reported as contributions with donor restrictions and included as increases within net assets with donor restrictions when received and reclassified to net assets without donor restrictions when restrictions expire.

The Shelter Association may receive grants and other gifts of cash with certain conditions. Conditional contributions are recognized only when the conditions on which they depend are substantially met. Conditional contributions received before the conditions have been substantially met have been classified as refundable advances.

***Donated Goods and services***

The Shelter Association records the value of donated goods as contributions using estimated fair values at the date of receipt. The Shelter Association recognized donated goods and office space of \$65,914 and \$40,782 for the years ended June 30, 2024 and 2023, respectively.

Contributions of donated services that create or enhance nonfinancial assets or that require specialized skills and would typically need to be purchased if not provided by donation are recorded at their fair values in the period received. While a significant amount of volunteered services was received, the Shelter Association did not receive any donated services for the years ended June 30, 2024 and 2023 that met the criteria to be recorded.

The Association received an in-kind donation of office space valued at \$9,289 for the year ended June 30, 2024. This amount is included in the above, and is recognized as both contribution revenue and rent expense in the financial statements in accordance with generally accepted accounting principles (GAAP). The donor did not place any restrictions on the use of the space. See Note H.

The Shelter receives securities as donations from time to time. These are valued at market value on the date of the donation. The Shelter normally sells these securities as soon as possible and uses the proceeds in operations. The value of securities received was \$32,268 and \$46,388 for June 30, 2024 and 2023.

*Note A – Nature of Activities and Significant Accounting Policies (Continued)*

***Functional Allocation of Expense***

The financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include Occupancy – utilities and repairs, which is allocated on a square footage basis. Payroll expenses and contract services are allocated on the basis of estimates of time and effort. Supplies are allocated based on usage.

***Income Tax Status***

The Shelter Association is qualified as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code and is classified as an organization other than a private foundation, as described in Section 509(a). The Shelter Association files information returns in the U.S Federal and Michigan jurisdictions. Years open to examination are years ended in 2021-2024.

***Risks and Uncertainties***

The Shelter Association invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect the amounts reported in the Statements of Financial Position.

***Use of Estimates***

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

***Subsequent Events***

Management has evaluated the effect of subsequent events through April 8, 2025, the date the financial statements were available for issue.

***Reclassifications***

Certain amounts in the previous year statements have been reclassified to conform to the current year presentation. These reclassifications had no effect on results of operations.

**NOTE B - PROMISES TO GIVE**

Items classified as current on the statement of financial position are expected to be collected within one year. There were no promises to give at June 30, 2024 and 2023.

**NOTE C - INVESTMENTS AND FAIR VALUE**

The Shelter Association has adopted FASB ASC Topic 820, “*Fair Value Measurements*”, which defines fair value and establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

**SHELTER ASSOCIATION OF WASHTENAW COUNTY  
NOTES TO FINANCIAL STATEMENTS**

**Note C – Investments (Continued)**

The three levels of the fair value hierarchy under Topic 820 are described as follows:

*Level 1*           Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Shelter Association has the ability to access.

*Level 2*           Inputs to the valuation methodology include

- quoted prices for similar assets or liabilities in active markets;
- quoted prices for identical or similar assets or liabilities in inactive markets;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means

If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.

*Level 3*           Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset or liability’s fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although The Shelter Association believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The Shelter Association’s investments are categorized at Level 1 and are stated at fair value as determined by listed prices. The amounts are as follows:

<b>SECURITY</b>	<b>FAIR MARKET VALUE</b>
<b><u>JUNE 30, 2024</u></b>	
Cash	\$ 53,284
U.S Government T-Bills	1,849,780
Money market funds	113,528
Bond funds	466,429
Mutual funds	2,453,848
Hedged equity fund	87,472
Total investments	<b>\$ 5,024,341</b>
 <b><u>JUNE 30, 2023</u></b>	
Cash	\$ 121,520
U.S Government T-Bills	1,767,014
Money market funds	155,611
Bond funds	453,447
Mutual funds	2,107,499
Other assets	77,825
Total investments	<b>\$ 4,682,916</b>

**SHELTER ASSOCIATION OF WASHTENAW COUNTY  
NOTES TO FINANCIAL STATEMENTS**

*Note C – Investments (Continued)*

Investment values described above include both donor and non-donor restricted funds, as well as short-term investment instruments.

Investment income includes the following components for the year ended June 30:

	<u>2024</u>	<u>2023</u>
Investment income	\$ 166,627	\$ 146,782
Realized (loss) gain on sale of investments	66,385	(7,104)
Unrealized gain on investments	204,619	170,028
Investment fees	<u>(19,573)</u>	<u>(13,521)</u>
	<u>\$ 418,058</u>	<u>\$ 296,185</u>

**NOTE D - PROPERTY AND EQUIPMENT**

Property and equipment consist of the following as of June 30:

	<u>2024</u>	<u>2023</u>
Building and improvements	\$ 118,123	\$ 118,123
Furniture and equipment	44,694	44,694
Software	18,748	18,748
Vehicles	25,269	25,269
Deposits on improvements not complete	<u>16,410</u>	<u>-</u>
	223,244	206,834
Less: accumulated depreciation	<u>(188,450)</u>	<u>(179,110)</u>
Property and equipment, net	<u>\$ 34,794</u>	<u>\$ 27,724</u>

Deposits on improvements not complete \$16,410 represent costs of assets not yet placed in service at June 30, 2024.

Depreciation expense was \$9,340 and \$9,340 for the years ended June 30, 2024 and 2023, respectively.

**SHELTER ASSOCIATION OF WASHTENAW COUNTY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE E - GRANTS**

The following represents details of grant revenue for the fiscal year ended June 30,

	<u>2024</u>	<u>2023</u>
The Bail Project	\$ -	\$ 2,944
Ann Arbor Excise/HDC	140,000	-
CHRT Grants	36,961	104,849
Department of Veteran Affairs	131,369	130,703
DHHS Salvation Army grant	420,712	464,717
EFSP FEMA	19,198	19,198
Michigan State Housing Development Authority	298,360	144,026
OCED Ann Arbor Warming Center	72,000	72,000
OCED for Residential Services	250,000	250,000
OCED COVID-19 Grant	40,124	41,702
Housing Crisis Stabilization Program	65,865	57,296
Other grants	1,254	6,738
Washtenaw County - general funds	250,000	375,000
Washtenaw County - CMH grant	66,667	80,000
Washtenaw County - warming center	83,540	83,630
Ypsilanti Freighthouse Day Shelter	97,500	38,021
	<u>\$ 1,973,550</u>	<u>\$ 1,870,824</u>

In addition to the above, during the year ended June 30, 2024, the Shelter was awarded a \$270,000 Homeless Shelter Repair Grant from the Michigan Department of Health and Human Services primarily to reimburse expenditures related to installing a new backup generator and renovation of the elevator system at 312 W. Huron in Ann Arbor. Based on the terms of the Grant, read in conjunction with the Operating Agreement with Washtenaw County, the owner of the building, Management has determined that the Shelter is considered an agent or intermediary under ASC 958-605-25-24, therefore, no revenue or related expense related to these repairs is recognized. Reimbursable expenditures made by the Shelter under the grant as of June 30, 2024 totaled \$153,508 and are included in the "Grants and Other Receivables" line on the Statement of Position. Subsequent to June 30, 2024, the remaining reimbursable expenditures were made, and the \$270,000 reimbursement was received.

Grants and other receivables are comprised of the following at June 30,

	<u>2024</u>	<u>2023</u>
Grants receivable	\$ 797,257	\$ 295,281
Accounts and other receivables	153,508	-
Total Grants and other receivables	<u>\$ 950,765</u>	<u>\$ 295,281</u>

In 2024, the balance included end of year invoicing of delayed finalization of contract amendments and amendments to earlier grant invoices.



**SHELTER ASSOCIATION OF WASHTENAW COUNTY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE F - SPECIAL FUND-RAISING EVENTS**

The Shelter Association hosts events during the year to raise funds for program services. A summary of fund-raising events during the years ended June 30, 2024 and 2023 are as follows:

	<u>Almost Home Golf outing</u>	<u>Hunger &amp; Homelessness</u>	<u>40th Anniversary &amp; Other</u>	<u>Total 2024</u>
Total contributed revenue	\$ 209,362	\$ 9,580	\$ 33,940	\$ 252,882
Direct expenses	(46,035)	(2,448)	(9,631)	(58,114)
Net revenue from events	<u>\$ 163,327</u>	<u>\$ 7,132</u>	<u>\$ 24,309</u>	<u>\$ 194,768</u>

	<u>Almost Home Golf outing</u>	<u>Hunger &amp; Homelessness</u>	<u>Other</u>	<u>Total 2023</u>
Total contributed revenue	\$ 220,562	\$ 11,250	\$ 7,303	\$ 239,115
Direct expenses	(40,909)	(602)	(3,154)	(44,665)
Net revenue from events	<u>\$ 179,653</u>	<u>\$ 10,648</u>	<u>\$ 4,149</u>	<u>\$ 194,450</u>

**NOTE G - OPERATING AGREEMENT – DOWNTOWN SHELTER (ROBERT J. DELONIS CENTER)**

On December 1, 2003, the Shelter Association entered into a sub-agreement with the Washtenaw Housing Alliance (a not-for-profit organization and lead agency designated by Washtenaw County) to operate the downtown shelter located at 312. W. Huron Street through July 31, 2017 with two 15-year renewals. The Shelter Association recognized the entire fair market value of the building at the commencement of the original agreement. Upon the first renewal, the Shelter Association revalued the FMV of the building, however, there was no additional fair market value to recognize.

The Shelter Association is also responsible for providing integrated, comprehensive services to the homeless. Washtenaw County is the owner of the facility (including furniture, fixtures, and equipment) and bears responsibility for maintenance and repairs. Washtenaw County does not charge rent but does require the Shelter Association to pay utilities. The Shelter Association finances operations through various government and local grants and contributions.

**NOTE H - IN-KIND LEASE FOR OFFICE SPACE**

The Organization received an in-kind lease for the use of office space from the City of Ann Arbor with a term of 15 months, starting on April 1, 2024 and ending on June 30, 2025. The lease includes a monthly cash payment of \$400 and an in-kind contribution valued at \$3,096 per month, based on the estimated fair market rental value of the space. For the year ended June 30, 2024, the Organization recognized \$9,289 in contribution revenue and an equal amount of rent expense related to this in-kind lease arrangement. The total value of the in-kind contribution for the 15-month lease is \$46,445. The fair market value of the donated space was determined based on comparable rental prices for similar properties in the area. This in-kind contribution significantly supports the Organization's mission by providing operational facilities at a reduced cost.

**SHELTER ASSOCIATION OF WASHTENAW COUNTY**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE I - NET ASSETS RELEASED FROM NET ASSETS WITH DONOR RESTRICTIONS**

Net assets with donor restrictions were released from restrictions by incurring expenses satisfying the purpose or time restriction specified by donors as follows for the years ended June 30,

	<u>2024</u>	<u>2023</u>
Time restrictions:		
Individual pledges receivable	\$ -	\$ 1,000
Purpose restrictions:		
Shelter Diversion	<u>5,671</u>	<u>15,142</u>
Total	<u>\$ 5,671</u>	<u>\$ 16,142</u>

**NOTE J - NET ASSETS WITH DONOR RESTRICTIONS**

Net assets with donor restrictions are available for the following purposes as of June 30,

	<u>2024</u>	<u>2023</u>
Purpose Restrictions		
Shelter Diversion	<u>\$ 79,187</u>	<u>\$ 84,858</u>
Total Restrictions for Purpose	<u>79,187</u>	<u>84,858</u>
Purpose restrictions:		
Endowment	<u>1,027,238</u>	<u>1,027,238</u>
Total Restrictions for Time	<u>1,027,238</u>	<u>1,027,238</u>
Total Donor Restricted Assets	<u>\$ 1,106,425</u>	<u>\$ 1,112,096</u>

**NOTE K - BOARD DESIGNATED NET ASSETS WITHOUT DONOR RESTRICTIONS**

The Board of Directors of the Shelter Association has voluntarily designated \$250,000 as of June 30, 2024 and 2023, whose purpose is to be held for emergency expenses.

**NOTE L - RETIREMENT PLAN**

The Shelter Association has a defined contribution salary deferral plan qualified under Internal Revenue Code Section 408 (p). Under the plan, the Shelter Association matches employee contributions 100% up to 3% of each participant's wages. The contributions to the plan amounted to \$36,631 and \$34,176 for the years ended June 30, 2024 and 2023, respectively.

**NOTE M - CONTINGENCIES**

The Shelter Association participates in several federally assisted grant programs. These programs are subject to financial and compliance audits by the grantor or its representatives, the purpose of which is to ensure compliance with conditions precedent to the granting of the funds. Management feels that any liability for reimbursement which could arise as the result of a grantor audit would not be material.

**SHELTER ASSOCIATION OF WASHTENAW COUNTY**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE N - DONOR RESTRICTED AND BOARD RESTRICTED ENDOWMENT FUND**

The Shelter Association's endowment consists of both contributions with donor restrictions and board restricted quasi endowment funds that function similarly to endowments but are subject to the discretion of the board.

Interpretation of Relevant Law - The board of directors of the Shelter Association has interpreted the Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Shelter Association classifies as donor restricted net assets (a) the original value of gifts donated to the donor restricted endowment, (b) the original value of subsequent gifts to the donor restricted endowment, and (c) accumulations to the donor restricted endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the endowment fund that is not classified in donor restricted net assets is either the earnings on the endowment funds without restrictions to time or purpose specified by the donor, or board designated contributions and earnings which are by definition without donor restrictions. In accordance with UPMIFA, The Shelter Association exercises the standard of ordinary business care and prudence when determining the amount of earnings and gains to appropriate for expenditure or to accumulate within the endowment fund. The Shelter Association considers the following factors in exercising this standard of care: (1) the long-term and short-term needs of the Shelter Association in carrying out its charitable purpose; (2) the present and anticipated financial requirements of The Shelter Association; (3) the expected total return on investments; (4) price level trends; and (5) general economic conditions.

The endowment net asset composition by type of fund for the year ended June 30, 2024 and 2023 is as follows:

	<u>2024</u>	<u>2023</u>
Without donor restrictions	\$ 2,221,191	\$ 1,888,664
With donor restrictions	<u>1,027,238</u>	<u>1,027,238</u>
Total	<u>\$ 3,248,429</u>	<u>\$ 2,915,902</u>

The changes in endowment net assets for the year ended June 30, 2024 and 2023 are as follows:

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total 2024</u>
Beginning of year, July 1, 2023	\$ 1,888,664	\$ 1,027,238	\$ 2,915,902
Transfers in	32,268	-	32,268
Transfer out	(32,268)	-	(32,268)
Investment income	100,291	-	100,291
Investment fees	(15,836)	-	(15,836)
Realized gain (loss)	25,279	-	25,279
Unrealized gain (loss)	<u>222,793</u>	<u>-</u>	<u>222,793</u>
End of year, June 30, 2024	<u>\$ 2,221,191</u>	<u>\$ 1,027,238</u>	<u>\$ 3,248,429</u>

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total 2023</u>
Beginning of year, July 1, 2022	\$ 1,640,717	\$ 1,027,238	\$ 2,667,955
Transfers in	48,087	-	48,087
Transfer out	(48,087)	-	(48,087)
Investment income	95,919	-	95,919
Investment fees	(13,521)	-	(13,521)
Realized gain (loss)	(7,104)	-	(7,104)
Unrealized gain (loss)	<u>172,653</u>	<u>-</u>	<u>172,653</u>
End of year, June 30, 2023	<u>\$ 1,888,664</u>	<u>\$ 1,027,238</u>	<u>\$ 2,915,902</u>

**SHELTER ASSOCIATION OF WASHTENAW COUNTY  
NOTES TO FINANCIAL STATEMENTS**

**Note N - Donor Restricted and Board Restricted Endowment Fund (Continued)**

Return Objectives and Risk Parameters - The Shelter Association has adopted a policy to ensure a total return (yield plus capital appreciation) necessary to preserve and enhance (in real dollar terms) the principal of the funds, and at the same time, provide a dependable source of support for current projects of the Shelter Association.

Strategies Employed for Achieving Objectives - To satisfy its long- term rate-of-return objectives, the Shelter Association's return objective is to optimize total real rate of return (adjusted for inflation) as measured over a three to five-year market period against appropriate weighted market indices. The asset mix of the endowment fund is to range approximately within the following limits: fixed income instruments and equity instruments should be maintained at between 20% to 40% and 60% to 80%, respectively, of total investment balances.

Spending Policy and How the Investment Objectives Relate to Spending Policy - The Shelter Association's finance committee will review annually and recommend a spending percentage not to exceed 5% of the prior fiscal year end balances of the endowment account.

**NOTE O - LIQUIDITY AND AVAILABILITY**

The Shelter Association has an investment policy that requires monitoring of liquidity required to meet its operational needs and other contractual commitments, while also striving to maximize the investment growth of its available funds at a reasonable rate. During the years ended June 30, 2024 and 2023, the level of liquidity and reserves were managed within the policy requirements.

The Shelter Association has various sources of liquidity at its disposal. Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the date of the statement of financial position, comprise the following for the years ended June 30,

	2024	2023
Cash & cash equivalents	\$ 1,277,295	\$ 1,469,776
Short-term investments	1,775,912	1,767,014
Investments	2,221,191	1,888,664
	\$ 5,274,398	\$ 5,125,454

As described in note J, the board has voluntarily designated net assets. These amounts were not excluded from the calculation of financial assets available to meet cash needs for general expenditures as the board has the authority to use these funds for general expenditures if needed.

**NOTE P - CASH AND CASH EQUIVALENTS RECONCILIATION TO STATEMENTS OF CASH FLOWS**

The funds included in the Endowment fund and Investment balances on the Statements of Financial position (SFP) are held by multiple custodians in investment accounts. These investment accounts contain cash and cash equivalents that are held for the purpose of fund management by the custodians for future investment opportunities and are not included in the cash and cash equivalents on the SFP. The following table provides a reconciliation of the cash and cash equivalents from the cash and cash equivalents on the SFP and the investment and endowment fund cash and cash equivalents held in the investment accounts that total the cash and cash equivalents found in the statements of cash flows (SCF).

	2024	2023
Cash & cash equivalents	\$ 1,277,295	\$ 1,469,776
Cash & cash equivalents held in investment accounts	166,812	277,131
Total cash & cash equivalents on SCF	\$ 1,444,107	\$ 1,746,907

**NOTE Q - REFUNDABLE ADVANCES**

Grants and contributions received by the Shelter Association for the staffing and launch of a Mental Health Program which had been classified as refundable advances at June 30, 2023, have been recognized as income in the year ended June 30, 2024 when the conditions for recognizing as revenue were met. Refundable advances for the years ended June 30, 2024 and 2023 were \$0 and \$285,331, respectively.